

## MINUTES

City Council  
Pre-Agenda Session  
Tuesday, December 21, 2021

**Members Present:** Lewis Dorsett, Mayor; John Glass, Mayor Pro Tem; Council Members: Roger Blackwell, Robert (Trey) Gray, Lorie McCroskey, Larry Warlick, and Tim Williams.

**Members Absent:** None.

**Others Present:** Zeb Holden, City Manager; Beth Koonce, City Attorney; David Jones, Police Captain; Jason Miller, Planning Director; John Harrison, IT Director; Matthew Wells, Planning Administrator; Sam Crawford, IT Network Administrator; Jamie Cox, IT Specialist; Rob Welborn, HR Director; DJ Señeres, Stormwater Manager; and Susan Swaim, City Clerk.

**Media Present:** None.

Mayor Dorsett asked if there were any additions, deletions, or changes to the agenda. Being none, Manager Holden offered to answer any questions Council may have regarding items on tonight's agenda. He mentioned that he would like to set a schedule for the upcoming annual retreat, and suggested February 25<sup>th</sup> and 26<sup>th</sup> for consideration. After discussion, the annual retreat was set for the evening of Friday, February 25<sup>th</sup> and the morning of Saturday, February 26<sup>th</sup>.

Mayor Dorsett reported that the PTRWA Board did not meet in December. He further reported that he attended the announcement of Toyota selecting the Randolph County mega site to build a \$1.29 billion dollar battery manufacturing plant and discussed the impact this will have on surrounding cities and counties.

Mayor Dorsett and Manager Holden recognized retiring Police Chief Shannon Craddock and presented him with his badge and service weapon. They thanked him for his years of service to the City of Archdale and wished him well in his retirement.

Manager Holden announced that in the coming months, the City will begin the process of hiring a new Chief of Police and during this interim period, Captain David Jones has been named as the Interim Chief of Police.

Mayor Dorsett shared that he was asked by a teacher at Archdale Elementary School to virtually read a Christmas story to her class and he thoroughly enjoyed being able to participate. He further shared that the video is on the City's website for viewing.

With no further discussion, Mayor Dorsett adjourned the December 21, 2021 Pre-Agenda session.

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**Media Present:** None.

**Item 1.** Call to Order.

Mayor Dorsett called the meeting to order, welcomed everyone, and asked Captain Jones to see that their attendance was registered.

**Item 2.** Invocation and Pledge of Allegiance.

Councilman Warlick gave the invocation and Mayor Pro Tem Glass led those present in the pledge of allegiance to the flag.

**Item 3.** Council Action to Accept or Amend the Agenda.

**Councilman Blackwell made a motion to accept the agenda as presented. The motion was seconded by Councilman Warlick and was approved unanimously.**

**Item 4.** Consideration of Consent Agenda: These items are considered routine, non-controversial, and are considered and approved by a single motion and vote.

- A. Approval of the Minutes for the November 23, 2021 City Council Meeting.
- B. Financial Summary Report.
- C. Adoption of 2022 City Council Meeting Dates.
- D. Resolution Awarding Badge and Service Weapon to Retiring Police Chief Shannon Craddock.
- E. Budget Amendment 2022-4.
- F. Approval of Co-Sponsored Public Event – Relay for Life.
- G. Approval of Public Event – Cancer Walk.

**Councilman Blackwell made a motion to approve the Consent Agenda as presented. The motion was seconded by Councilman Warlicik and was approved unanimously.**

**Item 5. Public Comment Time.**

City Clerk Susan Swaim stated that two (2) public comments (Attachment A & B) were received via email and that a copy of those emails were given to each Council member for review.

There was no one in attendance to speak during this time.

**Item 6. Presentation of 2020-2021 Annual Audit Report (Virtual) – Cassie Wilson, Martin Starnes & Associates.**

Manager Holden shared that this is the second year the City has contracted with Martin Starnes & Associates to perform the annual audit and Ms. Wilson will be presenting virtually using Microsoft Teams.

Cassie Wilson with Martin Starnes & Associates addressed Council on this item. Ms. Wilson joined us via Microsoft Teams. She outlined for Council the various sections of the report and the financial information found within those sections. Ms. Wilson advised that the audit for the period ending June 30, 2021 has been completed and that the City received an unmodified opinion which is the highest opinion given, and further advised that the audit found no areas of non-compliance with federal or state funds. She reviewed the newly implemented GASBY 84 requirement as well as the GASBY 87 requirements which will be implemented during the next fiscal year. Ms. Wilson reported on revenue and expenditures within the General Fund, Water & Sewer Fund, and Stormwater Fund. Ms. Wilson advised Council that the City had an overall solid financial performance for the year and the fund balances provide a positive reflection of City stewardship. She stated that the audit went very smoothly and her audit staff spoke highly of City staff.

Mayor Dorsett thanked Ms. Wilson for her report. He shared that the City has no debt other than operating costs but it has not always been that way. He further shared that the City has the best staff it has ever had and they work hard to manage the City's revenues and expenses. Mayor Dorsett also recognized and thanked the Finance Department staff for their outstanding work.

Manager Holden thanked Lori Nurse, Finance Director, and her team for the work performed throughout the year overseeing the funds they are entrusted to manage. He mentioned that he appreciated Ms. Wilson's comments, and should Council have questions at a later date, she will be accessible to them to answer their questions.

**Item 7. Public Hearing (Continued from November 23, 2021): Request by Keystone Group, Inc. to rezone property from R-15 (Single-Family Residential) to CD R-AH (Conditional Residential Attached Housing), for property located at 4805 Archdale Road, being Randolph County Parcel #7718605686.**

Jason Miller, Planning Director, addressed Council on this item. Mr. Miller shared that Keystone Group, Inc. is seeking to rezone 52 acres located at 4805 Archdale Road from R-15 (Single-Family Residential) to CD R-AH (Conditional Residential Attached Housing) in order to construct a residential development of townhomes. Mr. Miller mentioned that single-family attached housing developments require a Special Use Permit or Conditional R-AH zoning and must conform to Special Requirement 40 in Section 6.5 of the Zoning Ordinance.

Mr. Miller reported that the subject property is bound to the north by light industrial uses within the Archdale Industrial Park. He further reported that the eastern boundary of the site adjoins single family homes in the Trindale Forest Subdivision. Mr. Miller stated that the southern portion of the site adjoins the Robins Nest Subdivision, zoned R-15 and is comprised of single-family homes. He further stated that the western boundary of the site possesses approximately 1,100 feet of road frontage along Archdale Road.

Mr. Miller shared that the applicant is proposing a maximum of 201 townhomes, 150 two-bedroom units, and 51 three-bedroom units. He further shared that that development will be properly screened from adjoining residentially zoned property to the south by a 20' vegetative buffer. Mr. Miller informed that that applicant is proposing to construct a 10' wide asphalt greenway through the development.

Mr. Miller stated that the Technical Review Committee (TRC) reviewed the site plan on October 13, 2021. He further stated that if the rezoning request is approved, the applicant can start the process of preparing detailed construction, engineering, and stormwater drawings and begin preparing the site for final plat approval. Mr. Miller reported that staff feels the request to rezone the property to CD-RAH as submitted is not consistent with the Greenbelt place type and the City's adopted Future Land Use Plan, however, staff feels this R-AH development could serve as a good buffer from the industrial zoned areas to the north of the subject property and the single-family residential uses to the south. Mr. Miller mentioned that the applicant has improved the site plan to address the goals of the Comprehensive Plan by incorporating significant pedestrian infrastructure into the proposed plan.

Mr. Miller stated that staff recommends the following conditions be added to the plan:

- Preserving more open space on the site, specifically around the proposed stormwater management devices
- Add sidewalk to both sides of all internal streets.

Mr. Miller further stated that if approved, this rezoning will change the City of Archdale's Future Land Use Plan designation for the developed portion of this property to the Suburban Neighborhoods place type. He shared that the Planning and Zoning Board unanimously recommended denial of this rezoning at their November meeting.

Mayor Dorsett thanked Mr. Miller for his reports. He shared with those in attendance, that when a property is rezoned, the zoning designation and any approved conditions remain with the property despite who develops the property.

Mayor Dorsett then opened the public hearing and asked if there was anyone in attendance to speak in favor of the proposed rezoning.

Amanda Hodierne, 804 Green Valley Rd., Suite 200, Greensboro, NC, addressed Council. She stated that she is representing Keystone Group, Inc., the applicant for this rezoning. Ms. Hodierne presented information to Council including an aerial view of the property as well as surrounding properties. She shared that the applicant likes this site for residential use due to it being in keeping with surrounding property with planned attached housing being a good transition from the industrial area to the north to existing traditional single-family homes to the south.

Ms. Hodierne provided a proposed site plan showing 201 attached single-family homes which will be built in three (3) varieties, being quad-plex homes, twin homes, and row homes. She stated that 201 units built on 52 acres equals 3.86 units per acre, which is a relatively low density according to national and North Carolina standards. Ms. Hodierne further stated that the requested zoning designation allows for up to 415 units to be built on this property.

Ms. Hodierne shared that this site plan proposes 32 acres of open space with 12.7 acres being in usable form. She further shared that required open space for the zoning district which has been applied for is only 2.01 acres, so the applicant is offering quite a bit more than what is required under City ordinance. Ms. Hodierne provided pictures of interior and exterior finishes, landscaping, a clubhouse, pool, and other recreational amenities associated with the project. She discussed proposed vegetative buffers and where those would be located as to provide an opaque and evergreen screen to protect the visual interest of neighbors.

Ms. Hodierne mentioned the City's newly adopted Comprehensive Plan and explained how this development fits into that plan. She discussed the City's Future Land Use Plan and how future development is planned to meet those goals. Ms. Hodierne indicated that the proposed development achieves an increase of open space over what is required under City ordinance, proposes only 37.3% of built-upon area of which 50% is allowed, proposes building less than ½ of units allowed per the zoning district, and features a site plan with a lay-out which maximizes green space and open area.

Ms. Hodierne discussed pedestrian infrastructure network goals and how the proposed site-plan makes an effort to join pedestrian connectivity with planned greenway connections. She further discussed how a diverse and ample housing stock is a foundational element of any economically thriving City. Ms. Hodierne mentioned that this type of housing, which is not currently available in Archdale, will speak to an underserved home buyer demographic by providing an inclusive community. She further mentioned that the location of a Toyota plant at the Randolph mega-site will change housing needs and believes the proposed development will provide housing opportunities not yet available in Archdale.

Ms. Hodierne mentioned that the proposed plan will help achieve goals associated with the Future Land Use Plan greenbelt designation and provides important elements such as pedestrian connectivity and stormwater management. She stated that the design is environmentally sensitive and is a statement community offering high visual impact

which will add a sense of community in Archdale. Ms. Hodierne further stated this project is being built as an active adult housing development. She mentioned that the proposed active adult housing comes with no lawn maintenance, quality interior and exterior finishes, clubhouse, pool, fitness room, and HOA.

Ms. Hodierne provided information pertaining to additional conditions offered by the developer, which if approved, will remain with the land, regardless of developer. She explained how these additional conditions will further enhance the proposed development including additional vegetative buffering, traffic calming measures, and lighting solutions.

Ms. Hodierne mentioned that the property is privately owned, has been placed on the market for sale, and will be developed. She stated that Council must answer to what is the best use of the property. Ms. Hodierne shared that Keystone wishes to be transparent regarding their intentions should the rezoning not be approved. She presented a site plan of the property using the current R-15 zoning designation and what that development may look like. Ms. Hodierne mentioned that this plan would require no rezoning in order to be developed. She explained that this plan was drawn by Jamestown Engineering, submitted to staff, but has not been submitted to the TRC. Ms. Hodierne shared that the proposed plan with single-family attached homes gets closer to the goals and objectives set forth by the City. The plan with single-family detached homes has 87 homes, no construction and dedication of additional greenway, no additional vegetative buffer, only 1 access into the development, no upgraded use of building materials, no amenities such as pool or clubhouse, and no lawncare or HOA.

Ms. Hodierne stated that Scott Wallace with Keystone Group as well as Rich Glover with Jamestown Engineering are here to answer any questions Council may have regarding this rezoning request.

Mayor Dorsett thanked Ms. Hodierne for her presentation.

Mayor Dorsett then asked if there was anyone in attendance to speak in opposition of the proposed rezoning.

Zane Johnson, 477 Robin Lane, Archdale, addressed Council. Mr. Johnson stated that the City has adopted a Comprehensive Plan that outlines future growth and development which was created with input from the community. He further stated that this rezoning request and proposed development will completely change the Future Land Use Plan. Mr. Johnson shared that according to Plan Archdale, 4805 Archdale Rd. is designated as part of a greenbelt and its purpose is to provide for passive recreation, preservation of wildlife, and help the City meet stormwater requirements. He further shared that the City's plan is to focus its efforts to develop partnerships to preserve and protect these vital assets while allowing limited low density development as necessary. Mr. Johnson indicated that both proposed developments go against this designation. He further indicated that the open green spaces they mention are not big enough to fit into his backyard. Mr. Johnson stated that the townhomes will be 30' from his property line which is unacceptable. He mentioned that Keystone invited residents to a meeting before the November City Council meeting and during that meeting, Mr. Wallace stated that a buffer could be created with plants which would be maintained by an HOA. Mr.

Johnson stated that plants will not create distance and are not a solution to the issue of proximity. He further stated that Mr. Wallace indicated that single-family homes could be built right away, since there was no rezoning required, and they would not have an HOA to maintain a buffer or plants. Mr. Johnson indicated that this was presented in a way to make the townhomes more appealing so that they would be manipulated into supporting the rezoning. He further indicated that no one in attendance was persuaded and they do not support either development plan. Mr. Johnson stated that Keystone is giving City Council an either/or alternative, but there is a third option – no development. He mentioned that Mr. Wallace has stated that the purchase of the land was contingent upon the rezoning, however after speaking with him, he shared that Keystone is going to purchase the land regardless. Mr. Johnson shared that at this time, he does not believe there is a necessary need for development on this land. He further shared that there are currently nine (9) townhome developments in Archdale with two (2) more already approved and on the way. Mr. Johnson indicated that the impact on wildlife would be tremendous and questioned where will the animals go? He further indicated that this tract of land makes up the majority of the area designated as greenbelt according to the Future Land Use Map, so the protection of this land is vital to the City's vision. Mr. Johnson stated that the subject property is centrally located and could be used as a neighborhood park as it can tie into Creekside Park. He further stated there is land better suited for this type of development which is not located within the greenbelt. Mr. Johnson shared that he wants Archdale to grow but wants it to be preserve by adhering to the Future Land Use Plan, and it is unfortunate that the land was purchased with the intent to use it in a way that goes against the Plan. He asks that Council be held accountable to uphold the Future Land Use Plan. Mr. Johnson stated that if Council votes to approve this development, it will be setting a dangerous precedent for property owners and developers and will invite unwanted development to the area. He further stated that it would be a shame if Council favored developers over the people that elected them, and bullied by property owners or developers. Mr. Johnson indicated that Council should vote consistently with the people who elected them and the plan that was implemented. He stated that he would like to remind Council that they are an elected body, they serve at the pleasure of their constituents, and the way they vote in this matter will be remembered. Mr. Johnson closed by stating that he hopes Council members properties are not encroached upon and their privacy is not threatened by unwanted development in the future.

Phil Covington, 478 Robin Lane, Archdale, addressed Council. Mr. Covington stated that his property is located on the opposite side of the proposed development but has concerns about the development tying into Robin Lane. He shared that he attended the meeting with Keystone and they had identified ideas such as placing a gate which would allow emergency vehicles to access the development, not allowing regular traffic. Mr. Covington was concerned that none of this was mentioned during Ms. Hodiern's presentation. He further mentioned that Robin Lane is a narrow road and additional traffic is a concern.

James Davis, 593 Robin Lane, Archdale, addressed Council. Mr. Davis stated that he was responsible for starting the petition against this development. He further stated that with 106 signatures, the petition should show Council how strongly people are against the development of this land. Mr. Davis asked Council to vote against the development because no one wants it.

Brittany Yelton, 112 Ashworth Drive, Trinity, addressed Council. Ms. Yelton shared that residents of Oak Forest also have concerns about the proposed development. She further shared Council has a big decision before them, which is a fine line between choosing what is best for the people that you serve and choosing what is best for the entire community. Ms. Yelton stated that she believes that one plan is better than the other, but at the same time, consideration has to be given to where you want the community to go as a whole. She mentioned that this is one of the few places that actually has potential to be used in a greater manner for the community. Ms. Yelton stated that she doesn't think the proposed plan is bad, it is just the wrong place to build it. She asked that Council consider this area for a better use for residents.

Ester Skiff, 226 Robin Circle, Archdale, addressed Council. Ms. Skiff mentioned that she had questions for Ms. Hodierne. She asked what Ms. Hodierne meant by the term "underserved" persons; how much do these proposed homes cost; and are they privately owned or will they be rental property? Ms. Skiff stated that sometimes HOAs do not maintain property as well as expected. Ms. Skiff asked why 201 homes are being built when 415 are allowed, and questioned the "active adult" designation and did that mean that children will not be allowed to live in the development. She also questioned once the building process is complete, what role will Keystone play going forward?

Sue Williams, 5003 Macon Drive, Archdale, addressed Council. Ms. Williams stated that she has concerns regarding the increased traffic in the area. She further stated that she lives in a good, safe neighborhood and doesn't want to see that change. Ms. Williams shared that adding all these new homes will increase the traffic she has to deal with and will ultimately require additional police officers to control it.

Lillian OBritis, 1030 Springwood Lane, Archdale, addressed Council. Ms. OBritis shared that she has lived here approximately four (4) years. She asked what is going to happen with additional children in the school system, along with adding 201 houses onto the sewer system? Ms. OBritis questioned if taxes would increase or remain the same due to the development. She also questioned if garbage collection and maintenance would be impacted due to adding this development.

Terry Hunt, 4718 Roby Drive, addressed Council. Mr. Hunt stated that he appreciates the opportunity to speak. He further stated that his concerns regarding the density of the proposed development specifically in the back area where it looks more consolidated. He shared that he is concerned with the cut-throughs for traffic coming from Robins Nest and Trindale Forest due to the curviness of the roads. Mr. Hunt asked if the fire department was consulted regarding the traffic access points. He stated that HOAs can be good and bad, and HOA contracts can change periodically, and questioned how that issue will be addressed.

Kelby McDaniel, 474 Robin Lane, addressed Council. Ms. McDaniel stated that it is concerning to her that concerns regarding the cut-throughs for traffic were not taken into consideration in the proposed plan. She further stated that she is concerned that they did not follow through with the "emergency entrance only" idea that was discussed earlier. Ms. McDaniel mentioned that she is worried that they will not follow through in other areas of their plan as well.

Sara Gray, 803 Robin Lane, Archdale, addressed Council. Ms. Gray stated that she really appreciates living in a close neighborhood and appreciates her neighbors. She further stated that she knows the vehicles that belong in the neighborhood, and it is a tight-knit community. Ms. Gray shared that she is concerned about the wildlife, noise, and her home value. She mentioned that she does not believe this development will better the community.

Doris Oxendine, 475 Robin Lane, addressed Council. Ms. Oxendine stated that this development will be right behind her house taking away their privacy. She further stated that the number of cars traveling the roads will increase and wants to keep her neighborhood the way it is. Ms. Oxendine shared that she and her husband can't afford to go somewhere else and start over. She asked that Council respect them and leave their neighborhood alone. Ms. Oxendine mentioned that her grandchildren will have no where to ride bicycles and may possibly get run over due to the increased traffic this development will bring. She stated that she cares about her neighborhood as well as her neighbors and Council needs to take into consideration that they do not want this development built on that land.

Cindy Clodfelter, 487 Robin Lane, Archdale, addressed Council. Ms. Clodfelter stated that she experiences a lot of noise from the industrial park and the highway at her home. She further stated that they need the trees as a buffer, other wise the noise is going to really become a problem. Ms. Clodfelter mentioned that this piece of land creates a tremendous buffer for residents. She further mentioned that the school traffic in their neighborhood is already crazy because it is a cut-through from the other side of the City to get to the middle school. Ms. Clodfelter is concerned due to the already narrow width of Robin Lane and the extra traffic which will be generated from the proposed development. She shared that many people in her neighborhood would like to see the neighborhood remain the same and suggests that this development be built in another location, so that the buffer between the neighborhood and the industrial park is left undisturbed. She thanked Council for considering her thoughts.

Amanda Hodierne, representing Keystone Group, addressed Council. Ms. Hodierne asked to answer questions and address concerns discussed this evening. She shared the Comprehensive Plan was an important part of their analysis. Ms. Hodierne indicated that the property is privately owned and that neither a park or undeveloped buffer area are not on the table for consideration at this time. She stated that a developer has the property under contract to develop and the proposal presented was developed with how best to align those private forces with the City's Comprehensive Plan. Ms. Hodierne shared that Keystone has provided an alternative plan should the requested rezoning be denied, providing transparency and another path forward to eliminate any "unknown" or "what if" should the request be denied. She further shared that her client does not think the alternative single-family homes proposal is the best fit for the property, but it does work on the site and is a viable option for the property. Ms. Hodierne stated that the alternative plan is not meant to be threatening or manipulative but is purely for the sake of transparency and how a developer may develop the property if so inclined.

Ms. Hodierne shared that discussion was had with homeowners regarding a potential access gate using a Knox box for emergency vehicles, and the developer is happy to add that should Council vote to include that as a condition to the rezoning. She further

shared that it wasn't shown on the plan due to it not being compliant with the City's connectivity goals. Ms. Hodierne advised that a Traffic Impact Analysis (TIA) was conducted in conjunction with this proposal and completed by NCDOT. She further advised that the TIA as well as comments received from NCDOT were all factored into the TRC approval. Ms. Hodierne indicated that the layout and schematic provided was blessed by the NCDOT and is being recommended by them as being the best traffic design for this project.

Ms. Hodierne stated that the developer is building 201 units rather than the allowable 415 units because in their opinion it is the best way to balance the interests in providing greenspace, buffering, as well as providing environmental sensitivity. She explained the term "underserved" was meant to portray the fact that there are currently no designated "active adult" housing options, and was in no way speaking of any type of subsidized homebuyer or category. Ms. Hodierne further explained that these homes will be marketed in the \$300,000 range and each unit will be for individual sale. She mentioned that these are not the type of properties which lend themselves to be purchased by investors for rental property. Ms. Hodierne mentioned that an HOA will ensure that properties will be maintained. She further mentioned that an "active adult" community does not mean that families with children cannot purchase a home within the community; it simply means that the floorplans of the homes, finishes, amenities, etc. are designed and are typically sought after by an older demographic. Ms. Hodierne shared that this type of housing rounds out current housing opportunities in the area.

Ms. Hodierne stated that her client understands that surrounding neighbors do not want this property developed, but they are not building anything that would be undesirable and want to contribute to the Archdale community. She mentioned that the property is already located within the City limits therefore the availability of City services such as water, sewer, garbage, etc. are provided and has been evaluated by City staff. Ms. Hodierne explained that due to the stream being on the north side of the property, the site plan must be drawn to not conflict with that environmental feature, which is the reason for the layout being skewed to the South.

Ms. Hodierne stated that her client appreciates and respects the concerns voiced tonight, however, the proposal before Council achieves a balance in a reasonable manifestation of the highest and best use of this property. She further stated that this property has become available, and Council must decide how it will move forward and what will be best for the fabric of the community.

Mayor Dorsett closed the public hearing and turned the matter over to Council for discussion and possible action.

Mayor Pro Tem Glass stated that in his opinion, he does not believe many people will use the side road access to enter Robins Nest. He Glass shared that when he was made aware of the proposed development, he visited a subdivision built by Keystone and was impressed with their product, and also observed a steel gate placed across a side road, a feature which has been mentioned as a possibility for the development in Archdale. He stated that in his opinion, it was not aesthetically pleasing. Mayor Pro Tem Glass indicated that he would not mind seeing a park on the property, but the City is not going to purchase the property. He stated that he does not believe that Keystone would

develop the property with the single-family layout, but he is not willing to believe that they are bluffing due to it already being zoned R-15. Mayor Pro Tem Glass indicated that a developer could put that subdivision in tomorrow and there is nothing anyone can do to stop that type of layout from being built. He reminded everyone that should someone develop the land with the R-15 zoning designation, there is no guarantee of the quality of building materials, no required buffers, no pool, etc. Mayor Pro Tem Glass stated that if something is going to be built on the property, he wants it to be a quality product including sidewalks and greenways. He shared that he has no reason to believe that Keystone would build a product any different than what he has seen at their other developments. Mayor Pro Tem Glass further shared that he does believe that the land will be developed and wants it have quality-built homes, which he believes Keystone will build. He thanked everyone that sent e-mails regarding this rezoning and assured them that he did read each and every one.

Councilman Warlick stated that he agrees with many of the statements made by Mayor Pro Tem Glass. He shared that his home is joined on two (2) sides by English Farm, so he knows how some of the neighbors feel. Councilman Warlick further shared that he wasn't allowed to vote on the English Farm development due to possible conflict of interest. He indicated that he is counting on that development being as well built as the one being proposed tonight. Councilman Warlick stated that if the property is going to be developed, which it will be, it needs to be done with homes that are favorable to Archdale and the proposed plan is by far, one of the better situations that he has seen. He shared that it would be nice to go back fifty (50) years and not worry about anything being developed in Archdale, but this community is not going to stand still. Councilman Warlick indicated that when land is purchased, the City is not going to tell the buyer how it can be developed if the plans meet the zoning requirements.

Mayor Dorsett assured those in attendance that this decision is not an easy one for Council. He mentioned that Council will be faced with more of these types of decisions because Archdale is changing very quickly, as is all of Randolph County. Mayor Dorsett shared that Council must weigh all options and make the best decision possible. He shared that the property was previously owned by the Boldin Family Trust and was sold in March 2021 to Bellawood Partners. Mayor Dorsett stated that development in Archdale and Trinity will continue to increase, and he wants to set the bar high for future developers coming to Archdale.

Councilman Gray shared that he appreciates comments from everyone that spoke. He further shared that in his opinion, the majority of the comments were centered around the fact that no one wants the property developed. Councilman Gray stated that unfortunately they do not own the property and Council cannot tell a property owner how they can develop their property. Councilman Gray further mentioned that should it be developed using the current R-15 designation, developers do not have to offer any conditions such as buffering or any other amenities. He stated the question is what is in the best interest of the City of Archdale and what is the highest and best use of the property. Councilman Gray indicated that that Council does not have the option of saying "No" to the development of this land because the City does not own the property. Councilman Gray stated that he believes the proposed plan is a better use than a plan using the R-15 zoning designation. He further stated that the proposed conditional use

zoning designation allows for more control of building materials, connectivity goals, tax base, etc. Councilman Gray shared that a conditional use zoning designation is a higher and better use of the property, provides for greater control of the product, as well as providing a greater tax base than the current R-15 designation. He further shared that in his opinion, there would be a greater chance of small single-family homes with no HOA becoming rental property than with property zoned conditional use. Councilman Gray stated that the goal is to make the development of this land as tolerable as possible, because “no development” is not going to happen.

Councilman Blackwell asked if sidewalks were proposed for only one side of the streets. Manager Holden shared that the majority of the proposed development has sidewalks on one side which is dictated by the zoning ordinance based on the width of the street. He mentioned that should Council express an interest to place sidewalks on both sides of the streets, and if the developer is in agreement, that condition could be added.

Councilman Blackwell stated that after looking at both proposed plans, he is still concerned with the connection to Robins Nest. He further stated that should the item pass, sidewalks should be on both sides of the streets and a gate (knox box) added to prohibit traffic from cutting through Robins Nest.

Due to questions regarding the use of a knox box, Scott Wallace with Keystone, addressed Council. He explained that the gate in place at the Keystone development in Davidson County (visited by Mayor Pro Tem Glass) is a temporary gate and will be replaced with a decorative gate.

Manager Holden shared that Plan Archdale as well as additional transportation planning efforts have identified the need for better access and connectivity into the backside of Robins Nest. He further shared that there is an existing right-of-way at the end of Robin Lane, which is owned by the City, and is designated to connect Robin Lane to Archdale Road. Manager Holden indicated that with the proposed plan, the developer will create the connection and address that need for the City.

**Councilman Warlick made a motion to approve the request to rezone property located at 4805 Archdale Road from R-15 (Single-Family Residential) to Conditional District R-AH (Residential Attached Housing) zoning as presented and to find the application is not consistent with the City’s adopted Future Land Use Plan but does support objectives and goals outlined in the City’s Comprehensive Land Development Plan (Plan Archdale). The Future Land Use Plan has the property designated as Green Belt. The rezoning request supports livability factor recommendations: The proposed rezoning request will encourage and support the development of new housing that is tailored to residents who wish to remain in the community after they age out of larger single-family homes or other types of housing that is less suitable for aging-in-place; prioritize the construction of pedestrian facilities that serve as the backbone of the overall system or connect large populations/important destinations to the primary routes; and improve neighborhood connectivity and access to parks and recreational amenities to encourage more active lifestyles for residents of all ages and abilities. The motion was seconded by Mayor Pro Tem Glass.**

Councilman Williams reminded Council that a Councilmember suggested that sidewalks on both sides of streets be added as a condition.

Councilman Warlick stated that the added condition of sidewalks on both sides of streets was not part of his motion.

Manager Holden stated that the applicant must mutually agree to any added conditions suggested by Council.

**With no further discussion, Mayor Dorsett asked for a roll call vote.**

**YEA**

**Mayor Pro Tem Glass  
Councilman Gray  
Councilwoman McCroskey  
Councilman Warlick**

**NAY**

**Councilman Blackwell  
Councilman Williams**

**Motion passed 4-2.**

**Item 8.** (Continued from November 23, 2021): Request by Keystone Group, Inc. for a High Density Development Permit (HDDP) for property located at 4805 Archdale Road being Randolph County Parcel #7718605686.

Matthew Wells, Planning Administrator, addressed Council on this item. Mr. Wells advised that Keystone Group, Inc. is seeking a High Density Development Permit (HDDP) to construct up to 201 townhomes on a property located along Archdale Road. He stated the will project will control the first one (1) inch of stormwater runoff as required by high density development. Mr. Wells advised that the estimated built upon area on the property is 37.3% (of 50% maximum) of the parcel's 51.91 acres and the project is estimated to be complete in 2023-2024. He further advised that this request was approved by the Planning Board during their November meeting.

**With no further discussion, Mayor Pro Tem Glass made a motion to approve the request by Keystone Group, Inc. for a High Density Development Permit (HDDP) for property located at 4805 Archdale Road being Randolph County Parcel #7718605686. The motion was seconded by Councilman Warlick and was approved unanimously.**

**Item 9.** Authorization for the Manager to Enter Contract for Sewer System Asset Inventory and Assessment (AIA).

Manager Holden addressed Council on this item. Manager Holden advised the City was awarded an Asset Inventory and Assessment (AIA) grant from the North Carolina Department of Environmental Quality (NC DEQ) in the amount of \$135,000. He further advised that an RFQ for professional services was developed with WithersRavenel being selected as the partner of choice. Manager Holden explained that the project will develop an updated GIS mapping network of the City's sanitary sewer system, assess

the condition of system assets, search for inflow and infiltration issues, as well as generate a 10-year CIP document and create an Asset Management Plan (AMP).

Manager Holden stated that the FY22 budget appropriates \$200,00 for this project. He advised that upon negotiations with WithersRavenel, the costs for completion of some of these tasks have seen dramatic increases in the past year, therefore, he is seeking authorization to enter into an agreement with WithersRavenel for a maximum value of \$210,000 for completion of this project.

**With no further discussion, Councilman Warlick made a motion to authorize the Manager to enter contract for a sewer system asset and inventory assessment. The motion was seconded by Mayor Pro Tem Glass and was approved unanimously.**

**Item 10.** Authorization for Manager to Enter Contract to Purchase Property located at 22 Old School Road.

Manager Holden addressed Council on this item. Manager Holden shared that the 0.32 acre property sits at the end of Old School Road adjacent to existing Public Works facilities. He mentioned that the City owns the land to the north, east, and west, while the southern boundary is the right-of-way line for Interstate 85. Manager Holden advised that the land contains a ~2,500 square foot building which will be utilized for storage of Public Works equipment and materials.

**With no further discussion, Councilman Blackwell made a motion to authorize the Manger to enter contract to purchase property located a 22 Old School Road. The motion was seconded by Councilman Gray and was approved unanimously.**

**Item 11.** Additional Items.

Mayor Dorsett wished everyone a Merry Christmas and a very happy New Year.

**Item 12.** Adjournment.

With no further business, Mayor Dorsett adjourned the Tuesday, December 21, 2021 City Council meeting.

ATTEST:

\_\_\_\_\_  
Lewis W. Dorsett, Mayor

\_\_\_\_\_  
Susan T. Swaim, City Clerk

**Susan Swaim**

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, November 23, 2021 3:43 PM  
**To:** Public.Comments, \_Planning  
**Subject:** Online Form Submittal: Public Comment Form

## Public Comment Form

### Details

The City Council of Archdale holds its regularly scheduled meetings on the 4th Tuesday of each month, unless otherwise stated. The "Public Comment" portion of the meeting is reserved for notices, petitions, and comments from the public on items that are not on the meeting agenda. The following form may be used to provide comments to be made available for City Council Members prior to the forthcoming Council Meeting. Alternatively, citizens may submit their spoken comments in-person during the Public Comment portion of the meeting.

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(Section Break)

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### Instructions

Submitted Public Comments must include your first name, last name, and address. Comments must be submitted by 12:00pm on the day of the meeting. Comments should be directed to the Council in its entirety and written in a succinct manner. Comments shall be made in a courteous and respectful manner or risk not being submitted into the record. \*PLEASE BE AWARE THAT COMMENTS MEETING THESE REQUIREMENTS WILL BE SUBMITTED INTO THE RECORD AS WRITTEN\*

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First Name	Sara
Last Name	Gray
Address	803 Robin Lane
City	Archdale
State	NC
Zip Code	27263

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## Comment Form

I'm apologizing for not having this entry prior to noon today however am hopeful this still makes it for the meeting. Every tree uprooted brings us farther away from the small town charm that Archdale lovingly provides. We have seen numerous advancements to this town, however decimating another forest is not in the best interest of this community. We appreciate the forest between the industrial park as do the many many animals and plants that reside there. This would be a travesty to develop the land in question and would be purely money driven. Surely we Archdale citizens can do better than allow this development to continue. Thank you for your time.

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**Susan Swaim**

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**From:** noreply@civicplus.com  
**Sent:** Thursday, December 16, 2021 2:30 AM  
**To:** Public.Comments; \_Planning  
**Subject:** Online Form Submittal: Public Comment Form

## Public Comment Form

### Details

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---

First Name	Holly
Last Name	Flynt
Address	61 white Street Southwest
City	Concord
State	NC
Zip Code	28027

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## Comment Form

This was my neighborhood I grew up in for 10 years. Although I don't reside there anymore, I often drive through to remember all my memories as a child riding my bike through the neighborhood. It's important that the neighborhood remains the same and no new developments are built to secure the neighborhoods privacy and peace of the neighborhood. Please refrain from making permanent changes to these citizens life's and homes that will effect each families permanently. The neighborhood community deserves preserverance of their neighborhood and no change that will drastically effect their lives, peace, and privacy.

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Email not displaying correctly? [View it in your browser.](#)